

Primrose Comprehensive Planning Steering Committee Minutes for January 10., 2010.

Attending: Dein, Elkins, Garfoot, Gibson, Haack, D. Judd, J. Judd

Dein called the meeting to order at 7:35.

1. Motion to approve the Minutes of Nov. 18<sup>th</sup> made by Garfoot, seconded by Gibson. Motion carried 7-0.

2. Standing presented language we could use in the Comprehensive Plan if we wanted to keep the new Plan basically like the current Town Plan. He presented language regarding (a) the substandard parcel (b) siting criteria including historical use (c) how to define Environmental Resource protection zones so that it would protect no more than what the current Plan protects.

3. Bill Haack had also drafted a version of Chapter 8. Haack was asked how that differed from various drafts we had seen. He said that the main difference was that it guaranteed that every landowner would get one build per 35 acres. So no siting criteria could keep a landowner from getting that build.

4. A timeline for finishing the Comprehensive Planning Process was drafted. It was as follows: January 25 would be a meeting to resolve remaining issues. If all of those issues were not resolved, we will meet after the regular Planning Commission meeting on Feb 1. A meeting was scheduled for Jan 8<sup>th</sup>, by which time Standing would have draft that all the revisions and decisions made Jan. 25 and potentially on Feb. 1. Feb 22 we would meet for a final approval of the Comprehensive Plan. A Public Hearing will be scheduled for April 12, a Comprehensive Planning Commission would be scheduled for April 19<sup>th</sup>.

5. We outlined some of the remaining issues that would be discussed and decided upon in the upcoming meeting. They include but are not limited to the following:

- Redivision of substandard parcels
  - OK if 10 acres or more\*
  - Do not allow redivision
  - Other
- “Retirement home” exemption from siting criteria. (Establish criteria)
  - Exempt entirely if landowner has lived in town for 10 years or more\*
  - Do not exempt from siting criteria
  - Allow for limited exemptions from siting criteria, and/or change eligibility for exemption.
  - Other
- What's in and what's out of the Environmental and Resource Protection area, and in text siting criteria.
  - Wetlands/floodplains/steep slopes\*
  - Group I & II soils\*
  - Group III soils
  - History of agricultural use\*
  - Parcel size\*
  - Commitment of owner to continued agricultural use\*

- Adjacent land uses\*
- Natural features, such as significant native woodlands or grasslands\*
- Degree of investment in agricultural operations\*
- Woodlands > 20 acres
- Other
- What other things need to be included we allow building in agricultural land or driveways to cross agricultural land, e.g., increase in density, conservation easements, growth caps, siting criteria?
- Whether or not an existing residence that is on A-1(ex) larger than 35 acres counts against density policy.
  - Counts against density policy
  - Counts if divided and rezoned\*
  - Do not count
  - Other
- Contiguous vs. non-contiguous lands.
  - Non-contiguous lands counted as part of original farm for calculating density\*
  - Only contiguous lands counted as part of original farm for calculating density.
  - Other

## 6. Public Comment

How many of the other eight elements are complete.

Put all the criteria that are in the current plan in.

Everyone should get all their splits.

All the chapters are not on the Website or at least not where they should be.

Want to see wording added to the Plan that guarantees that everyone gets all their splits.

Using LESA would not create problems

How do you map historical use?

“Door creek” should be changed to “Deer creek”.

Keep the retirement home for farmers.

In the November 10 draft of Chapter 8, page 2, the source at the bottom of the page needs a reference.

7. Motion to adjourn made by Gibson, seconded by Haack. Motion carried 7-0.

Minutes respectfully submitted by Martha Gibson